













WEINBERG AND GREEN

ATTORNEYS AT LAW  
100 SOUTH CHARLES STREET  
BALTIMORE, MARYLAND 21201

RECEIVED  
FEB 5 1988

ZONING OFFICE  
(301) 332-8800

BALTIMORE (301) 332-8800  
WASHINGTON AREA 470-7400

WRITER'S DIRECT DIAL NUMBER

February 3, 1988

FILE NUMBER

(301) 332-8787

23400.3

Mr. P. David Fields  
Director of Planning and Zoning  
New Courts Building  
401 Bosley Avenue, Room 406  
Towson, Maryland 21204

Re: Gordon K. Harden, Sr.  
Zoning Petition for Special Exception  
Zoning Case No. 88-288-X

Dear Mr. Fields:

In accordance with our telephone conversation today, I am enclosing the following documents for your review in connection with the captioned Zoning Petition for Special Exception:

1. January 14, 1987 [1988] Inter-Office Correspondence from P. David Fields, Director of Planning and Zoning to J. Robert Haines, Zoning Commissioner, with attached comments from February 2, 1988 Zoning Advisory Committee meeting;

2. CRG Waiver (W-87-138), signed by Mr. Norman E. Gerber on May 21, 1987; and

3. CRG Waiver (W-86-214), signed by Mr. Norman E. Gerber on November 20, 1986.

As you suggested during our conversation, I believe the enclosed documents indicate that the pertinent CRG waivers had been obtained prior to the February 2, 1988 Zoning Advisory Committee meeting. I would appreciate it if you would review the enclosed information and any related files to determine if the comments submitted to the Zoning Commissioner should be withdrawn.

Upon the conclusion of the Tuesday, February 2, 1988 zoning hearing, Zoning Commissioner Haines indicated that he was inclined to grant the requested special exception and the Commissioner requested that I draft a proposed Order, including any conditions or restrictions. It will be necessary to resolve the CRG waiver question prior to issuance of a final Order by the Zoning Commissioner.

WEINBERG AND GREEN

Mr. P. David Fields  
February 3, 1988  
Page 2

Thank you again for your responsiveness and assistance in this matter. I look forward to hearing from you in the near future.

Very truly yours,

*Steven C. Hilsee*  
Steven C. Hilsee

265/csg

Enclosures

cc: Gordon K. Harden, Sr.  
J. Robert Haines, Zoning Commissioner of Baltimore County,  
Case No. 88-288-X  
Robert W. Cannon, Esquire

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines  
TO: Zoning Commissioner

Date: JANUARY 14, 1987

P. David Fields  
FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-288-X

This office is not opposed to the granting of the subject request; however, the petitioner must comply with the Division of Current Planning and Development's comments.

*P. David Fields per J. Haines*  
P. David Fields  
Director

PDF:JGH:dme

Attachment

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel  
File

RECEIVED  
JAN 19 1988  
ZONING OFFICE

CPS-008

Baltimore County  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3211

Norman E. Gerber  
Director

Robert J. Haines, Esquire  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dennis F. Rasmussen  
County Executive

Re: Zoning Advisory Meeting of Feb 2, 1988  
Item # 132  
Property Owner: Gordon Harden, Sr.  
Location: Reservoir Road and Hillman Lane

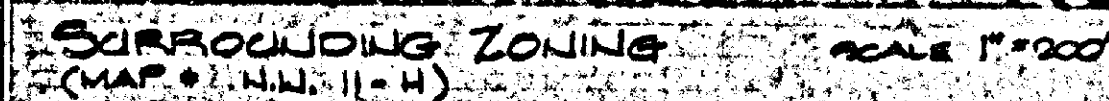
Dear Mr. Haines:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

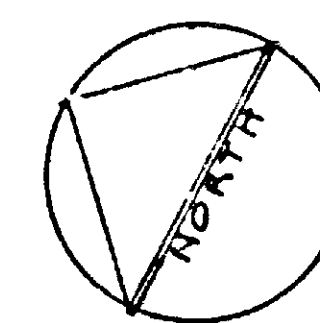
- ( ) There are no site planning factors requiring comment.
- ( ☒ ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ( ☒ ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient services is \_\_\_\_\_.

OVER





OWNER / APPLICANT  
GORDON K. HARDEN  
P.O. Box 345  
CWINAGES MILL, MD 21117  
PHONE 561-5277  
DEED REFERENCE 345/1036  
TAX ACCOUNT # 0308006690

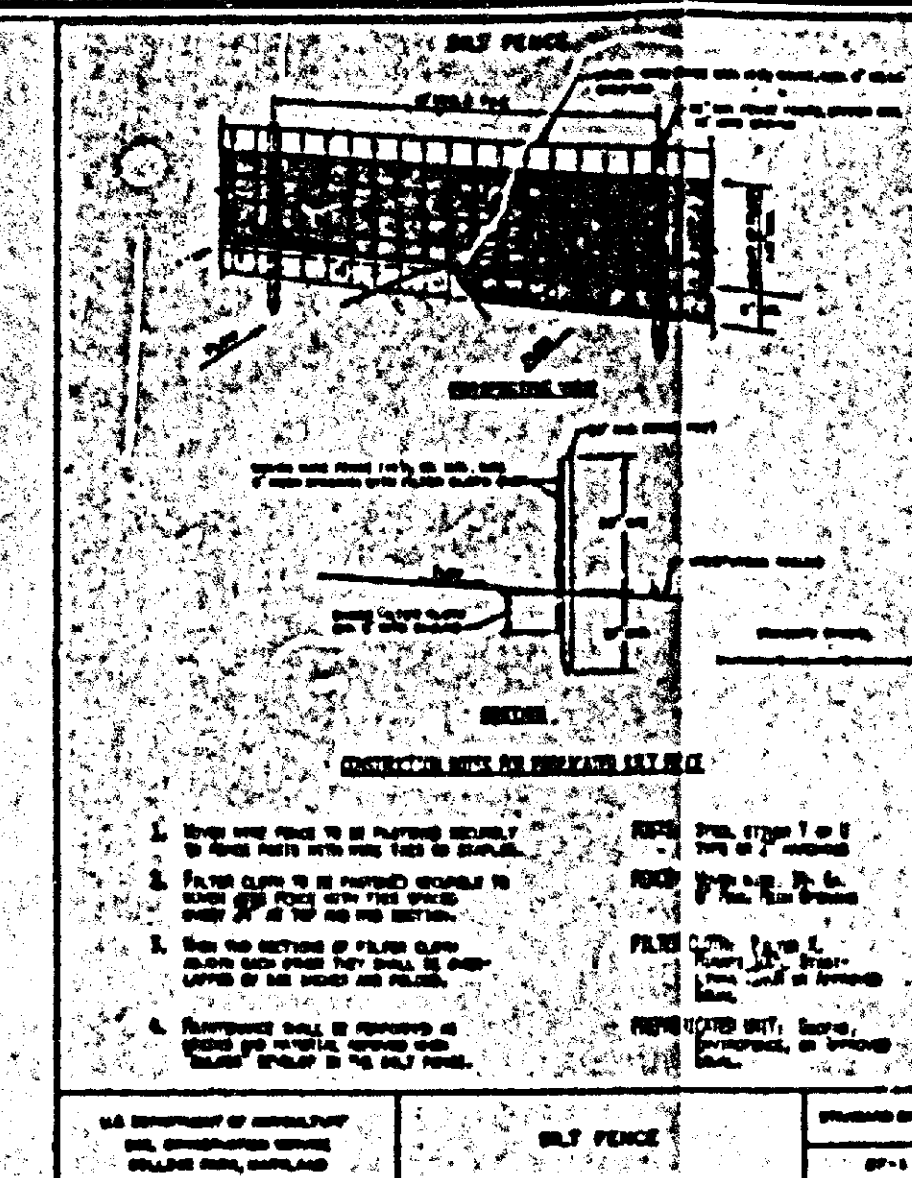


OCTOBER 23, 1956

SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION REQUEST

# GREENSPRING PROFESSIONAL CENTER

BALTIMORE COUNTY, MARYLAND  
ELECTION DISTRICT 3



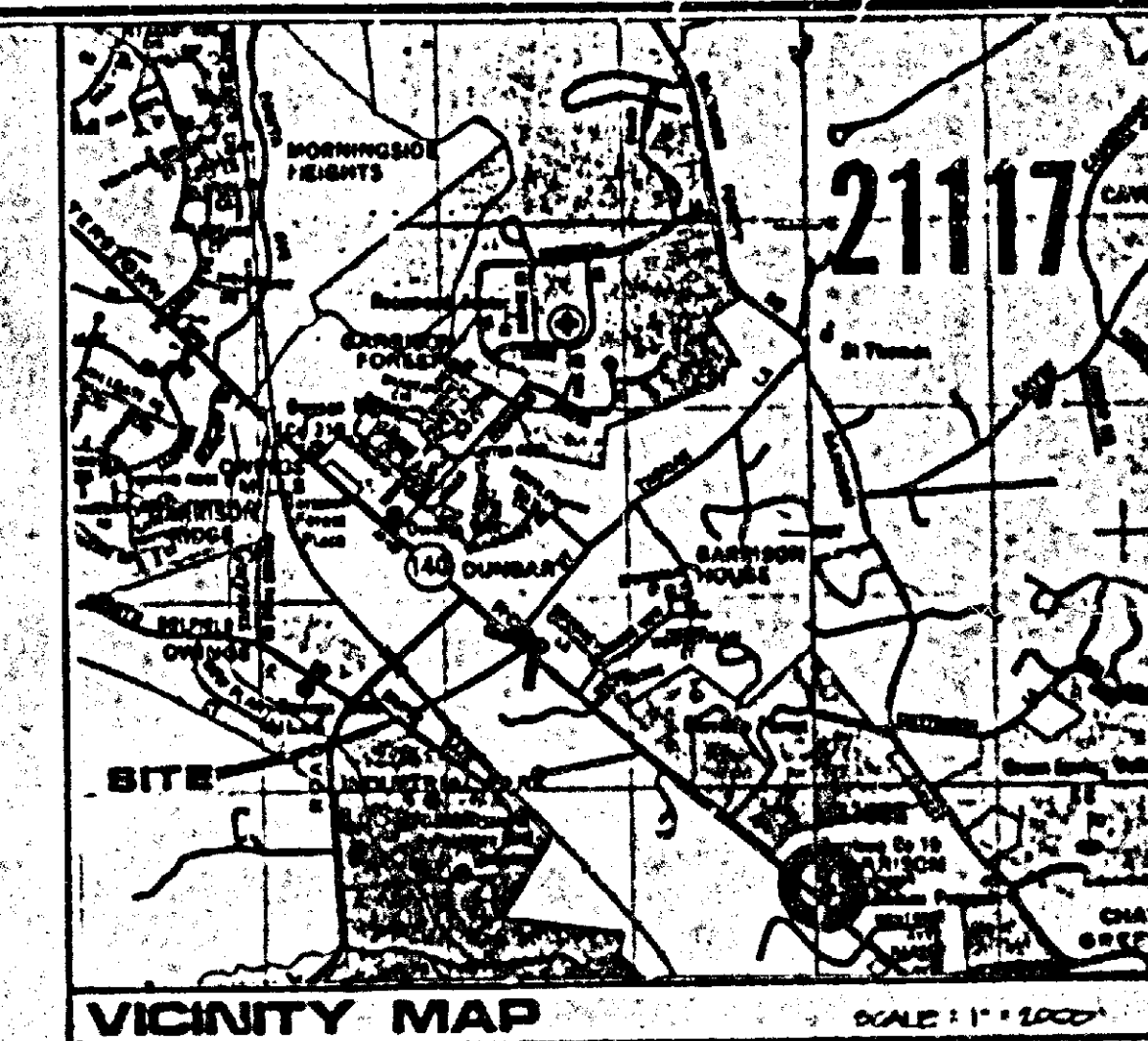
DISTURBED AREA = 1600 ft<sup>2</sup>

ALL EXCESS EXCAVATED MATERIAL SHALL BE HAULED OFF-SITE TO A SITE WITH AN APPROVED SEDIMENT CONTROL PLAN. THERE WILL BE NO STOCKPILING PERMITTED ON THIS SITE.

BUJONG UNDER CONSTRUCTION

PROFESSOR  
ST THOMAS PROFESSIONAL  
BUILDING

HARRY L. SNYDER  
3246/075  
ZONING: R-O



## NOTES

1. SITE AREA : 0.79 AC = NET 0.148 AC = GROSS  
2. EXISTING ZONING : PL = 0.847 AC. RO = 0.101 AC.  
3. GROSS SITE AREA 41,294 SF  
4. PROPOSED FLOOR AREA 5,471 SF (INCL. ADDITION)  
5. PARKING REQUIRED 13 (11/200 SF)  
6. PARKING PROVIDED 20 (INCL. 2 HANDICAP)  
7. FLOOR AREA ALLOWED 119,655 SF  
8. FLOOR AREA RATIO PROPOSED 4,000 SF/AC @ 1.250  
9. MAXIMUM AVERAGE DAILY TRIP 5,471 SF TOTAL 119,655 SF  
10. ASSUME GENERAL OFFICE 12-3/1200 SF = 600  
11. SITE DATA : CONGLAMULMANIC DISTRICT 3  
CENTRAL TRACT 4057.01  
WATERSHED 67  
SUBSEWERED 27  
12. EXISTING BUILDING, 2903 S. IS ENTIRELY WITHIN THE PL ZONE  
THE PROPOSED ADDITION OF 1296 SF IS DIVIDED AS FOLLOWS :  
546 SF : IS WITHIN THE PL ZONE  
1050 SF : IS WITHIN THE RO ZONE  
13. THE PROPOSED ADDITION IS FOR OFFICE USES

PETITIONER'S  
EXHIBIT 1

132

**WFK** **WILLIAM F. KIRWIN, INC.**

Land Planning/Landscape Architecture  
28 E. Susquehanna Avenue  
Towson, MD 21204  
Phone 301/337-0075

